

087.0

0002

0001.A

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

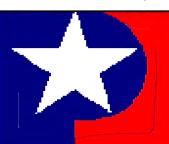
Total Card / Total Parcel
827,300 / 827,300

USE VALUE:

827,300 / 827,300

ASSESSED:

827,300 / 827,300


Patriot
Properties Inc.
PROPERTY LOCATION

No	Alt No	Direction/Street/City
105		CUTTER HILL RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1: HED LEGACY LLC	
Owner 2:	
Owner 3:	

Street 1: 792 MASS AVE UNIT #2

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: N

Postal: 02476 Type:

PREVIOUS OWNER

Owner 1: BLOCH MEGAN D ETAL -

Owner 2: -

Street 1: 792 MASS AVE 2ND FLR

Twn/City: ARLINGTON

St/Prov: MA Cntry:

Postal: 02474

NARRATIVE DESCRIPTION

This parcel contains 7,441 Sq. Ft. of land mainly classified as One Family with a Garrison Building built about 1933, having primarily Wood Shingle Exterior and 1789 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		7441		Sq. Ft.	Site		0	70.	0.86	12									450,261						450,300	

IN PROCESS APPRAISAL SUMMARY

Use Code		Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description		User Acct
101		7441.000	377,000		450,300	827,300			54997
							GIS Ref		
							GIS Ref		
							Insp Date		
							09/21/18		

PREVIOUS ASSESSMENT

Parcel ID								
087.0-0002-0001.A								
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value
2020	101	FV	377,000	0	7,441.	450,300	827,300	827,300 Year End Roll
2019	101	FV	284,800	0	7,441.	418,100	702,900	702,900 Year End Roll
2018	101	FV	284,800	0	7,441.	418,100	702,900	702,900 Year End Roll
2017	101	FV	284,800	0	7,441.	366,600	651,400	651,400 Year End Roll
2016	101	FV	284,800	0	7,441.	334,500	619,300	619,300 Year End
2015	101	FV	273,300	0	7,441.	295,900	569,200	569,200 Year End Roll
2014	101	FV	273,300	0	7,441.	279,800	553,100	553,100 Year End Roll
2013	101	FV	273,300	0	7,441.	266,300	539,600	539,600

SALES INFORMATION

Grantor		Legal Ref	Type	Date	Sale Code		Sale Price	V	Tst	Verif	Notes	
BLOCH MEGAN D E		70429-463		12/22/2017	Convenience		99	No	No			
DAVIDSON HENRY		70429-460		12/22/2017	Convenience			No	No			
		6362-402		1/1/1901	Family			No	No	N		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
9/12/1997	545	Manual	5,000					REROOF

ACTIVITY INFORMATION

Date	Result	By	Name
9/21/2018	MEAS&NOTICE	CC	Chris C
4/3/2009	Meas/Inspect	372	PATRIOT
4/4/2000	Measured	263	PATRIOT
12/1/1981		MM	Mary M

Sign: VERIFICATION OF VISIT NOT DATA _____ / _____ / _____

